011.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	903,500 / 903,500
					USE VALUE:	903,500 / 903,500
					ASSESSED:	903,500 / 903,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66	-68	PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRAUMENI VINCENT P-ELLEN H
Owner 2:	
Owner 3:	
Street 1:	66 PLEASANT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,792 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1940, having primarily Stucco Exterior and 2512 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3792.000	471,200		432,300	903,500
Total Card	0.087	471,200		432,300	903,500
Total Parcel	0.087	471,200		432,300	903,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.67 | /Parcel: 359.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 8832
GIS Ref:
GIS Ref:
Insp Date: 09/30/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 011.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	471,200	0	3,792.	432,300	903,500	903,500	Year End Roll	12/18/2019
2019	104	FV	366,700	0	3,792.	456,400	823,100	823,100	Year End Roll	1/3/2019
2018	104	FV	366,700	0	3,792.	336,300	703,000	703,000	Year End Roll	12/20/2017
2017	104	FV	344,100	0	3,792.	321,900	666,000	666,000	Year End Roll	1/3/2017
2016	104	FV	344,100	0	3,792.	297,800	641,900	641,900	Year End	1/4/2016
2015	104	FV	306,800	0	3,792.	249,800	556,600	556,600	Year End Roll	12/11/2014
2014	104	FV	306,800	0	3,792.	244,000	550,800	550,800	Year End Roll	12/16/2013
2013	104	FV	319,200	0	3,792.	232,500	551,700	551,700		12/13/2012

!1000!

PRINT

Date	Time
12/10/20	16:41:13

LAST REV

Date	Time
11/13/17	10:05:16
ekelly	

USER DEFINED

Prior Id # 1:	8832
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1000

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14061-247		9/1/1980		97,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	Inspected	HS	Hanne S
8/30/2017	MEAS&NOTICE	HS	Hanne S
2/12/2009	Measured	163	PATRIOT
12/5/2008	Meas/Inspect	189	PATRIOT
9/24/1999	Measured	256	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3792		Sq. Ft.	Site		0	90.	1.27	10			Med. Tr	-10					432,347						432,300	

Total AC/HA: 0.08705 | Total SF/SM: 3792 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 432,347 | Spl Credit | Total: 432,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06799364
Const Adj.:	1.00989902
Adj $ / SQ:	183.356
Other Features:	118500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	682942
Depreciation:	211712
Depreciated Total:	471230

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

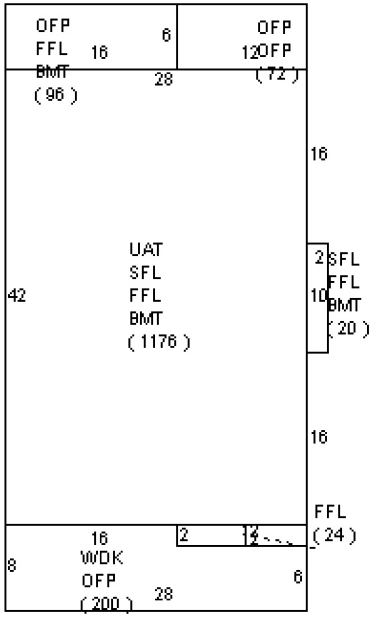
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	M
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	183.36
Special Features:	0	Val/Su Net:	99.45
Final Total:	471200	Val/Su SzAd	187.58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,316	183.360	241,297
BMT	Basement	1,292	55.010	71,069
SFL	Second Floor	1,196	183.360	219,294
OFP	Open Porch	440	20.450	8,998
UAT	Upper Attic	294	73.340	21,563
WDK	Deck	200	11.110	2,222

Net Sketched Area:	4,738			Total:	564,443
Size Ad	2512	Gross Are	5620	FinArea	2512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

011.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	